



MINUTES

Committee: Planning Committee
Date: Monday, 19 July 2021
Time: 6:45pm
Venue: Younghayes Centre, 169 Younghayes Road EX5 7DR

Present

Cllr Ray Bloxham (Chair)
Cllr Les Bayliss
Cllr Colin Buchan
Cllr Kevin Blakey

Also Present

Cllr Kim Bloxham, Cranbrook Town Council
Tracy Simmons, Deputy Clerk, Cranbrook Town Council

P/21/50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Barry Rogers.

P/21/51 DECLARATION OF INTERESTS

Cllr Kim Bloxham declared a personal interest as a member of East Devon District Council planning committee and reserved the right to revise any comments when all the information is known.

P/21/52 MINUTES

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to accept and sign the minutes of the meeting held on 12 July 2021 as a correct record.

P/21/53 PUBLIC PARTICIPATION

There were no members of the public in attendance.

P/21/54 PLANNING APPLICATION 20/2028/V106

The Committee considered planning application 20/2028/V106 proposing the request to vary the S106 for 16/1826/MFUL (Erection of 19 houses at South Whimple Farm) to reduce the requirement for affordable housing provision from 26% (5 houses) to 0% (nil houses) as part of the development at South Whimple Farm, Clyst Honiton, Exeter, EX5 2DY.

It was noted that Cranbrook Town Council Planning Committee considered Planning Application 20/2028/V106 on the 28 September 2020 minute ref P/20/47 a. At that time, the Committee discussed the removal of social housing and how allowing this amendment may set a precedent for future developments. The committee **resolved** to not support Planning Application 20/2028/V106 for the variations of the S106 for 16/1826/MFUL to reduce the requirement for affordable housing provision from 26% to 0%.

The Councils position had not changed on this matter since September 2020.

Signed

It was proposed by Cllr Les Bayliss, seconded by Cllr Colin Buchan and **resolved** to object to this application.

P/21/55 PLANNING APPLICATION 20/1663/VAR

The Committee considered planning application 20/1663/VAR proposing the removal of condition 16 of 16/1826/MFUL (decentralised energy network connection) to remove requirement for connection to the Cranbrook district heating network at South Whimble Farm, Clyst Honiton, Exeter, EX5 2DY.

It was noted that Cranbrook Town Council Planning Committee considered Planning Application 20/1663/VAR on the 28 September 2020 minute ref P/20/47 b. At that time, the Committee commented that the original planning permission was granted under the premise of being joined to the heating system and were uncomfortable with the change in direction of the developers. The Committee **resolved** to not support Planning Application 20/1663/VAR for the removal of condition 16 of 16/1826/MFUL to remove the requirement for a connection to the Cranbrook district heating network.

It was noted that this matter had been considered at appeal and the inspector refused the appeal against the imposition of the condition requiring connection to the district heating network.

The Committee commented that the site had been operational for some years and the developer had the option of installing the requisite district heating pipework at the outset which would have been less costly then and would not have required retrofitting.

It was proposed by Cllr Ray Bloxham, seconded by Cllr Colin Buchan and **resolved** to object to this application and would like to comment that:

- the developer had removed some two metres of mature hedgerow and crossed a verge, both owned by the Town Council, without consent in order to make other utility connections and the Town Council would like the East Devon District Council Planning Enforcement Department to ensure this was reinstated.
- the original application included a safe path connection with the town to remove the need for children walking and cycling to school to pass alongside the B3174 and to create a safer connection direct to the town, the Town Council would like East Devon District Council Planning Department to work with the developer to ensure this path was put into place.

Cllr Kevin Blakey joined the meeting.

P/21/56 PLANNING APPLICATION 21/1822/FUL

To consider planning application 21/1822/FUL proposing a rear ground floor extension at 7 Gratton Park, Cranbrook, Exeter, Devon, EX5 7AR. P/21/33 TITLE

The Committee noted that the proposed windows did not cause any privacy or amenity issues with neighbours.

The Committee commented that although the proposed design of the extension was in keeping with the properties in the area, the materials for the walls were of a different finish to the current property, although these were similar to other properties in the area.

It was proposed by Cllr Kevin Blakey, seconded by Cllr Les Bayliss and **resolved** to support this application.

The meeting closed at 7.54pm.

Signed